

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	10 Bayview Street, Elsternwick Vic 3185
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,920,000	&	\$2,100,000
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#### Median sale price

Median price	\$2,105,000	House	X	Unit		Suburb	Elsternwick
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**Rooms:**

**Property Type:** House (Res)

**Land Size:** 363 sqm approx

**Agent Comments**

Completely contemporary behind a Victorian façade, this extensively renovated three bedroom home offers a smart, sophisticated and luxuriously finished family environment in a quiet cul de sac near leading schools, Harlestone Park and the shops and eateries of Glen Huntly Road.

**Indicative Selling Price**

\$1,920,000 - \$2,100,000

**Median House Price**

September quarter 2017: \$2,105,000

## Comparable Properties



**16 Allison Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 458 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.